

Call to Order:

The meeting was called to order at 7:35 p.m. Present were Chairman, Paul Salafia, and members, Linn Anderson, Vincent Chiozzi, Joan Duff, John McDonnell (arrived at 8:29), and associate member Mark Yanowitz; also present were Paul Materazzo, Director of Planning and Jacki Byerley, Planner.

Planning Session:

Mr. Materazzo gave an overview of the Green Advisory Board and the role they will have with the Town. Greg Sebasky, Chairman of the Green Advisory Board, gave an overview of a PowerPoint Presentation of the Board's mission, which included but was not limited to technical assistance, research, applying for grants and public outreach. He also noted that on Oct. 24th Representative Barry Finegold is hosting a Green Fair, featuring vendors offering green initiatives. The Board discussed the options of the Green Advisory board and questioned what level of involvement they are considering. Mr. Materazzo noted that they can give expertise to Town Boards on green initiatives. Mr. Sebasky noted that the members will send the Board educational web-sites describing green initiatives, and he reviewed the areas of expertise of the individual Green Advisory Board members and the areas they would be working on. Mr. Materazzo reviewed a grant that would cover 100% of technical assistance for Green Communities and noted that the town already meets 3 of the 5 criteria for that grant. Mr. Yanowitz noted that he would like to act as the Planning Board liaison to the Green Advisory Board; Mark would bring back information on green initiatives and the Green Advisory Board's activities.

Cassimere Street:

Ms. Byerley reviewed her memo to the Board, dated October 7, 2009, and noted that the draft paperwork and final coat of pavement has been completed. On a motion by Ms. Anderson, seconded by Ms. Duff, the Board voted to extend the performance guarantee for Cassimere Street through June 30, 2010. **Vote Unanimous (4-0)**

30 Shattuck Road:

Mr. Materazzo reviewed his memo to the Board, dated October 7, 2009, and the applicant's request to extend SP30-02 until 2011. The Board questioned if there were any outstanding taxes on the property and noted that for any further extensions in the future, staff should make sure there are no outstanding taxes. On a motion by Mr. Chiozzi, seconded by Ms. Anderson, the Board voted to extend the Special Permit SP97-30-02 to Boston Properties through November 14, 2011 subject to any outstanding taxes on the property be paid in full. **Vote Unanimous (4-0)**

Pine Forest Park:

The Board opened the public hearings, continued from the September 8th meeting, on an application by Angelo Petrosino for a Definitive Subdivision Plan and a Special Permit for Earth Movement associated with an 11-lot subdivision entitled Pine Forest Park located off Flash Rd., North Reading. Chairman Salafia reviewed specific items that would be discussed at this evening's meeting which were compliance with zoning by-law, specifically Section 4.1.4.5.e Slope Requirements; 4.1.3.2.h Threshold; 4.1.3.2.a 80% rule; Location of hydrants/general revisions to plans; and compliance with sight distances, sight triangles & alignment of Sorrento Circle for compliance with the distances between centerline of roadways (section VI.C.2.i).

Pine Forest Park (cont.):

Compliance with zoning by-law specifically Section 4.1.4.5.e Slope Requirements; 4.1.3.2.h Threshold; 4.1.3.2.a 80% rule:

Ms. Byerley reviewed her memo to the Board dated October 7, 2009, including the table of calculations for the slope requirements, which have been reviewed by the Inspector of Buildings. The Inspector of Buildings is in agreement with the clarification of slopes and adjustments to the lot lines. Ms. Byerley also noted that the well cistern has been added to lot 1, but recommends that the cistern be located on a separate lot and maintained by the homeowners' association. Ms. Byerley noted that although there is no requirement to have a cistern on a separate lot it should have the same requirement as a detention basin. Luke Roy of O'Neill Associates, representing the applicant, reviewed the revisions to the plan, including the slope and threshold requirements.

Location of hydrants/general revisions to plans:

Ms. Byerley reviewed the hydrant locations and noted that the Fire Prevention Officer has reviewed the revised plans and recommends that a hydrant be located at the lot line of lots one and two. Mr. Roy noted a hydrant can be added between lots 1 and 2.

Compliance with sight distances, sight triangles & alignment of Sorrento Circle for compliance with the distances between centerline of roadways (section VI.C.2.i)

Ms. Byerley reviewed Safety Officer's memo to the Board, dated October 5, 2009, and his review of the plans for sight distance. The plan shows 180' sight distance. Ms. Byerley noted the minimum sight distance in the regulations is 200'. Mr. Roy agrees with the Safety Officer's sight distance and noted that he can remove the street trees from the sight triangle of Candida Way and Sorrento Circle. Ms. Byerley noted that DPW has not responded with a memo regarding the revised plans. Ms. Anderson questioned if the applicant has to request a waiver from the street tree requirement. Ms. Byerley suggested they request a waiver from the street tree requirement but the developer will still have to plant the same number of trees, with the placement per the Tree Warden. She also noted that the applicant should review whether they can comply with the sight distance requirement and present information to the Board.

On a motion by Ms. Anderson, seconded by Mr. Chiozzi, the Board voted to continue the public hearings on an application by Angelo Petrosino for a Definitive Subdivision Plan and a Special Permit for Earth Movement associated with an 11-lot subdivision entitled Pine Forest Park located off Flash Rd., North Reading and the outstanding items on the original agenda to Nov. 10th at 8:15 pm and to further continue the public hearings that were previously communicated to the Oct. 27th meeting at 7:30 pm **Vote** Unanimous (5-0)

Other Business:

Mr. Materazzo updated the Board on the Tri-Town interchange project and the development of the Form Based Code for the area. He also reviewed upcoming meetings and encouraged the Board to attend the meetings to assist with the vision of the area. Some Board members expressed concern with the village concept and questioned if VHB has done a marketing test of the concept. Mr. McDonnell noted that the Planning Board needs to communicate to VHB what the Board envisions is wanted and how the board envisions the area will evolve. In this case, the developers will not tell the Board what they want. Mr. Yanowitz noted that when he was in Denver, the city favored density and mixed use. Mr. McDonnell noted that VHB is looking for input from the Board. The Board questioned if competition with downtown business was being taken into consideration. Mr. Materazzo noted that they would take that into consideration.

Other Business (cont.):

Mr. Materazzo also updated the Board on the Town Yard and the four (4) bids they have received. Findings will be available for Spring Town Meeting. Mr. Materazzo noted that this is another opportunity for the Board to get involved in the early stages to shape how area will evolve.

Celestial Circle:

The Board opened the public hearings that were continued from the September 22nd meeting on an application by Rayvon Realty Trust for a nine lot Definitive Subdivision Plan, entitled Celestial Circle, and a Special Permit for a Cluster Development and a Special Permit for Earth Movement, located off Sunset Rock Road.

Chairman Salafia reviewed the specific items that would be discussed at this evening's meeting. They were: drainage and earth movement.

Drainage:

Dan Koravos of DK Engineering, representing the applicant, reviewed the revised plans including the porous pavement, the detention basin and the infiltration pipe under the detention basin. Mr. Koravos noted that there is no retaining wall proposed in the detention basin. He also reviewed the swale in Sunset Rock Road. He also reviewed the five (5) different watershed areas and how they flow, and he noted there will be a no increase of runoff and volume on site. Janet Bernardo of ESS Group, the peer consultant for the Town, reviewed predevelopment, the Form A lots and noted all the roofs will be infiltrated. Ms. Bernardo noted that Mass DEP is encouraging infiltration to reduce volume and noted they have verified all the calculations and are comfortable with the stormwater design. Ms. Bernardo reviewed the slopes for Celestial Circle and Sunset Rock Road and noted that the water sheet flows from Nutmeg down Sunset Rock Rd. The Board asked if there was a solution to the water problem; Ms. Bernardo noted that a catch basin in Sunset Rock Rd. may solve the problem, but it is expensive. Lynne Hunter of 30 Sunset Rock Rd., expressed concern with the water problem; she noted that she has had damage to her property and is concerned with the homeowners' association maintaining the Celestial Circle roadway. Paul Floyd of 30 Spring Grove Road questioned why the extension of the swale was not considered. Ms. Bernardo noted that the current runoff of water on Sunset Rock Road is not flowing toward where the swale is going to be. Ms. Hunter noted that she is concerned that the plans and the drainage calculations submitted show an incorrect length of the driveway for Lot 8 and that this could affect the runoff calculations. Mr. Koravos noted that those were not driveway lengths shown on the plans but spot elevations; he further explained that the impervious surfaces were included in the drainage calculations.

Several abutters expressed concern with the development of 19 Sunset Rock Road and noted they had no water problems until it was developed. Ms. Byerley noted that the property is not associated with the subdivision before the Board. Calvin Perry questioned Ms. Bernardo on whether she is comfortable that the drainage figures would not change should blasting take place. Ms. Bernardo stated that groundwater could be affected by blasting, but she is comfortable that the drainage review of surface runoff is correct if the surface contours and surface grading is constructed as shown. Attorney Andrew Caffery, representing Mr. Gable, questioned the watershed areas and where it flows. Ms. Bernardo reviewed the watershed areas and where they flow and how the drainage system handles the runoff. Attorney Caffery questioned the slope and

Celestial Circle (cont.):**Drainage (cont.):**

grading plan and is concerned with the slope in the roadway creating extra runoff. Mr. Floyd questioned if any of the recommendations from the engineer, hired by Mr. Floyd, was incorporated in the plans, and, if so, would he be given a response in writing on what was changed. Ms. Byerley noted that all the information in the file is public record and Mr. Floyd's engineer could review the latest plans. Chairman Salafia noted that all information is taken into consideration during deliberations and Mr. Floyd's engineer can resubmit comments for the Board to take under advisement. Ms. Byerley noted that any questions for the peer consultant should be handled through the Planning Division. On a motion by Ms. Anderson, seconded by Mr. McDonnell, the Board voted to continue the public hearings meeting on an application by Rayvon Realty Trust for a nine lot Definitive Subdivision Plan, entitled Celestial Circle, and a Special Permit for a Cluster Development and a Special Permit for Earth Movement to the November 10th meeting at 7:00 pm and further moved the discussion for earth movement to the Nov. 10th meeting and further moved to continue the public hearings to the Oct. 27th meeting at 8:45 as previously continued during Sept. 22nd meeting. **Vote** Unanimous (5-0)

Adjournment: The Board voted to adjourn the meeting at 10:05 p.m.